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## **RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND UXBRIDGE, MASSACHUSETTS**

### **PURPOSE (Section 31 of Chapter 41 G.L.)**

"The subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the cities and towns in which it is, or may hereafter be, put in effect by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of a planning board and of a board of appeals under the subdivision control law shall be exercised with due regard for the provisions of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning ordinances or by-laws; for securing adequate provisions of water, sewerage, drainage and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the public ways in the city or town in which it is located and with the ways in neighboring subdivisions."

### **SECTION 1**

#### **Authority**

Under the authority vested in the Planning Board of the Town of Uxbridge by Section 81 of Chapter 41 of the General Laws, said Board hereby adopts these rules and regulations governing the subdivision of land in the Town of Uxbridge.

### **SECTION 2**

#### **General**

##### **A. Definitions.**

Subdivision shall mean the division of a tract of land into two (2) or more lots and shall include resubdivision, and, when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided, however, that the division of a tract of land into two (2) or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law if, at the time when it is made, every lot within the tract so divided has frontage on: (a) a public way, or (b) a way shown on a plan theretofore approved in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies,

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having, in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

Board shall mean the Planning Board of the Town of Uxbridge.

### **B. Plan Believed Not to Require Approval.**

Any person who wishes to cause to be recorded in the Registry of Deeds or to be filled with the Land Court a plan of land and who believes that his plan does not require approval under the Subdivision Control Law, may submit his plan and application (Form A) to the Planning Board accompanied by the necessary evidence to show that the plan does not require approval. Said person shall file, by delivery or registered mail, a notice with the Town Clerk stating the date of submission for such determination and accompanied by a copy of said application.

If the Board determines that the plan does not require approval, it shall without a public hearing and within fourteen (14) days of submission endorse on the plan the words "Planning Board approval under the Subdivision Control Law not required". Said plan shall be returned to the applicant and the Board shall notify the Town Clerk of its action.

If the Board determines that the plan does not require approval under the Subdivision Control Law, it shall within fourteen (14) days of submission of said plan so inform the applicant and return the plan. The Board shall also notify the Town Clerk of its determination.

### **C. Subdivision.**

No person shall make a subdivision within the meaning of the Subdivision Control Law of any land within the Town of proceed with the improvement or sale of lots in a subdivision, or the construction of ways, or the installation of municipal services therein, unless and until a Definitive Plan of such subdivision has been submitted to and approved by the Planning Board as hereinafter provided.

## **SECTION 3**

### **Procedure for the Submission and Approval of Plans**

#### **A. Preliminary Plans**

1. **General.** A Preliminary Plan of a subdivision may be submitted by the subdivider to the Board and the Board of Health for discussion and tentative approval, modification or disapproval by such Board. The submission of such a Preliminary Plan will enable the subdivider, the Board, or other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such subdivision before a Definitive Plan is prepared. Therefore, it is strongly recommended that a Preliminary Plan be filed in every case. A filing fee, in accordance with

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SECTION 7 D, shall be tendered in cash or by certified check, payable to the Town of Uxbridge. The review fee, in accordance with SECTION 7 E, shall be tendered in cash or by certified check, payable to the Town of Uxbridge.

2. **Contents.** The Preliminary Plan may be drawn on tracing paper with pencil at a suitable scale and two (2) prints shall be filed at the office of the Board. Said Preliminary Plan should show sufficient information about the subdivision to form a clear basis for discussion of its problems and for the preparation of the Definitive Plan.

Such information will include major site features such as existing stone walls, fences, buildings, large trees, rock ridges and outcroppings, swamps and water bodies, and existing topography as required, together with the information required by items "a" to "d", inclusive, of the Contents of Definitive Plan (Section 3-B-2). During discussion of the Preliminary Plan the complete information required for the Definitive Plan (Section 2-B-2 Contents) and the financial arrangements (Section 3-B-3 Performance Guarantee) will be developed.

3. **Tentative Approval.** The Planning Board may give such Preliminary Plan its tentative approval, with or without modification. Such tentative approval does not constitute approval of a subdivision but does facilitate the procedure for securing final approval of the Definitive Plan.

### B. Definitive Plan

1. **General.** Any person who submits a Definitive Plan of a subdivision to the Planning Board for approval shall file with the Board the following:
  - a. An original drawing of the Definitive Plan and three (3) contact prints thereof, dark line on white background. The original drawing will be returned after approval or disapproval.
  - b. A properly executed application (Form B).
  - c. A filing or administrative fee, in accordance with SECTION 7 C, shall be tendered by certified check, payable to the Town of Uxbridge.
  - d. A review fee, in accordance with SECTION 7 D, shall be tendered by certified check, payable to the Town of Uxbridge.

The applicant shall file by delivery or registered mail a notice with the Town Clerk stating the date of submission for such approval and accompanied by a copy of the completed application (Form B).

2. **Contents.** The Definitive Plan shall be prepared by an engineer or surveyor and shall be clearly and legibly drawn. The plan shall be at a scale of one (1) inch equals forty (40) feet or such other scale as the Board may accept to show details clearly and adequately. Sheet sizes shall preferably not exceed 24" x 36". If multiple sheets are used, they shall be accompanied by an index sheet showing the entire subdivision. The Definitive Plan shall contain the following information:

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- a. Subdivision name, boundaries, north point, date and scale.
  - b. Name and address of record owner, subdivider, and engineer or surveyor.
  - c. Names of all abutters as they appear in the most recent tax list.
  - d. Existing and proposed lines of streets, ways, lots, easements, and public or common areas within the subdivision. (The proposed names of proposed streets shall be shown in pencil until they have been approved by the Board.)
  - e. Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, and to establish these lines on the ground.
  - f. Location of all permanent monuments properly identified as to whether existing or proposed.
  - g. Location, names and present widths of streets bounding, approaching or within reasonable proximity of the subdivision.
  - h. Suitable space to record the action of the Board and signatures of the members of the Board (or officially authorized persons).
- Items i, j and k may be submitted on the same sheet as the Definitive Plan or on separate sheets.
- i. Existing and proposed topography at a suitable contour interval as required by the Board.
  - j. Profiles on the exterior lines of proposed streets at a horizontal scale of one (1) inch equals forty (40) feet and vertical scale of one (1) inch equals four (4) feet, or such other scales acceptable to the Board. Reference point for elevations shall be shown.
  - k. Proposed layout of storm drainage, water supply and sewage disposal systems.

### 3. Performance Guarantee

- a. **Final approval with bonds or surety.** Before approval of a Definitive Plan of a subdivision, the subdivider shall either file a performance bond or deposit money or negotiable securities in an amount determined by the Board to be sufficient to cover the cost of all, or any part of the improvements specified in Section 5, or follow the procedures outlined in "b" below. Such bond or security if filed or deposited shall be approved as to form and manner of execution by the Town Counsel and as to sureties by the Selectmen or Town Treasurer and shall be contingent on the completion of such improvements within the time set by the Planning Board.

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- b. **Final approval with conditions.** Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified in Section 5 are constructed and installed so as to serve the lots adequately. Such conditions shall be endorsed upon the plan or contained in a separate vote or agreement which shall be referred to on the plan and recorded in the Registry of Deeds. When the subdivider has completed the required improvements specified in Section 5 for any lots in a subdivision, he may request a Release of Conditions for said lots. If the improvements have been completed to the satisfaction of the Board, the Board will then execute and deliver to the subdivider such Release, which shall be in form for recording in the Registry of Deeds. Thereafter the conditions for relating to such lots and so released shall terminate.

4. **Review by Board of Health as to Suitability of the Land.** The Planning Board shall within ten (10) days after submission of a plan to it consult with the Board of Health. If the Board of Health is in doubt as to whether any of the land in the subdivision can be used as building sites without injury to the public health, it shall so notify the Planning Board in writing within thirty (30) days. Any approval of the plan by the Planning Board shall then only be given on condition that the lots or land as to which such doubt exists shall not be built upon without prior consent of the Board of Health, and shall endorse on the plan such conditions, specifying the lots or land to which said condition applies.

All lots shall be provided with a cesspool or septic tank and drainfield satisfactory to the Board of Health.

5. **Public Hearing.** Before approval of the Definitive Plan is given a public hearing shall be held by the Planning Board in the manner prescribed by Chapter 41 of the General Laws of Massachusetts.
6. **Endorsement and Recording.**

- a. **Endorsement.** Final approval, if granted, shall be acknowledged by endorsement of the signatures of a majority of the Planning Board on all pages of the original drawing of the Definitive Plan, and the plan shall be returned to the applicant by the Board. Said endorsement shall not be inscribed until the twenty (20) day appeal period provided by M.G.L. c. 41 Section 81-V has elapsed following the filing of the Decision of the Board with the Town Clerk and the Town Clerk has endorsed her signature upon the Definitive Plan or otherwise notified the Board that no appeal has been taken pursuant to the Subdivision Control Law or, if appeal has been taken, that a final decree has been entered by the court sustaining approval of the plan. Endorsement of approval must be sought by the applicant within sixty (60) days of the expiration of the aforementioned twenty-day appeal period or within sixty (60) days after the entry of a final decree by the court sustaining the approval of the plan if appeal has been taken. If endorsement of approval is not sought within this sixty-day period, the approval of the Definitive Plan is automatically

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void by virtue of this regulation, and the Planning Board shall so notify the Town Clerk and the applicant.

- b. **Recording** Within 6 months, the applicant shall cause to be recorded with the Worcester County Registry of Deeds, and, in the case of registered land, with the Recorder of the Land Court, a copy of all of the pages of said Plan and the covenant, if any, and shall notify the Board or its Clerk of such recording, submitting evidence thereof satisfactory to the Board. The Planning Board will not approve any revision of the Definitive Plan, release of lots, or reduction of surety until the Definitive Plan and related instruments have been recorded and filed in the above manner.
  - c. Within thirty (30) days of endorsement the return of an approved Definitive Plan, the applicant shall obtain and deliver to the Board or its Clerk, four (4) sets of prints of said endorsed Plan, as so completed, for the Board's files and for subsequent distribution to appropriate Town Agencies. The applicant shall also forward 2 CDs or DVDs with a scanned image of all sheets of the plan in either JPEG or TIF format. All scanned images shall have a minimum dpi of 200 and a maximum of 400. The applicant shall also submit to the Planning Board, prior to the issuance of any building permit within the subdivision a submittal in digital format
  - d. Failure to comply with the procedural and other requirements of these Rules and Regulations may result in rescission of the approval given hereunder by the Board. However, approval of the Definitive Plan shall not be deemed to constitute the laying out or acceptance by the town of any streets within the subdivision.
7. **Certificate of Approval.** The action of the Board in respect to such plan shall be by vote, copies of which shall be certified and filed with the Town Clerk and sent by delivery or registered mail to the applicant. If the Board modifies or disapproves such plan, it shall state in its vote the reasons for its action. Final approval, if granted, shall be endorsed on the original drawing of the Definitive Plan by the signatures of a majority of the Board but not until the statutory twenty-day appeal period has elapsed following the filing of the certificate of the action of the Board with the Town Clerk and said Clerk has notified the Board that no appeal has been filed. After the Definitive Plan has been approved and endorsed, the applicant shall furnish the Board with three (3) prints thereof.
- Final approval of the Definitive Plan does not constitute the laying out or acceptance by the town of streets within a subdivision.
8. **Clerk of the Works.** To ensure compliance with the Town of Uxbridge Subdivision Rules and Regulations, and the approved definitive plan, the applicant shall be required to sign a clerk of the works agreement with the Town of Uxbridge prior to any construction. Unless otherwise agreed to by the Planning Board, the Uxbridge Department of Public Works shall be the clerk of the works. The applicant will be responsible for payment of all costs associated with the clerk of the works. No occupancy permit shall issue until all outstanding fees for clerk of the works have been paid.

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9. **Provision for Failure to Complete.** The developer shall complete construction of all ways and installation of all municipal services and utilities in accordance with the Board's rules and regulations within three (3) years from the date of approval (unless an extension has been granted by the Planning Board). Failure of the developer to complete construction as stated above shall result in automatic rescission of the plan without further action of the Board. At its option and among whatever other remedies it may have, the Board may enforce the bond or apply the deposit towards the reasonable cost of satisfactory completion of such work. In case of a covenant, the Board may also seek an injunction restraining any further sale of lots or buildings thereon until all required work has been satisfactorily completed.

(SECTION 3 Revised May 10, 2002 and August 13, 2003)

### SECTION 4

#### Design Standards

##### A. Streets

##### 1. Location and Alignment.

- a. All streets in the subdivision shall be designed so that, in the opinion of the Board or their consultant, they will provide safe vehicular travel. Due consideration shall also be given by the subdivider to the attractiveness of the street layout of the subdivision.
- b. The proposed streets shall conform to the Master or Study Plan, if any, as adopted in whole or in part by the Board.
- c. Provisions satisfactory to the Board shall be made for the proper layout of streets, or for access to adjoining property which is not yet subdivided.
- d. Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in public interest.
- e. Street jogs shall have a minimum centerline offset of 125 feet (modified 2/28/07)
- f. The minimum centerline radii of curved streets shall be two hundred (200) feet. Greater radii may be required for principal streets.
- g. Streets shall be laid out so as to intersect at right angles.
- h. Property lines at street intersections shall be rounded or cut back to provide for a curb radius or right of way of not less than twenty-five (25) feet.

##### 2. Width.

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The width of street rights of way shall be based on the following sliding scales:

	RESIDENTIAL	INDUSTRIAL	COMMERCIAL
CULDESAC	50'	50'	50'
PRIMARY	50'	*72'	50'
SECONDARY	50'	50'	50'

\*72' WIDTH 6' - 10" "ISLAND" FIRST 500' REDUCED TO 50' THERE AFTER.

### 3. Grades of Streets.

- a. Grades of streets shall be not less than 0.75% nor more than 8.0%.
- b. Grades of turnarounds on dead-end streets shall not be less than 0.75% nor more than 2.0%.
- c. At points of intersection of any streets, a levelling distance of no less than 80 (eighty) feet shall be provided running at 90 (ninety) degrees to the street of intersection. This levelling distance shall have a grade of not less than 0.75% nor more than 2.0%.

### 4. Dead-end Streets.

- a. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet and a property line diameter of at least one hundred twenty (120) feet, or such diameters as approved by the Planning Board.  
(1.) For the purposes of these subdivision rules and regulations, a "dead end street" is defined as any street or system of streets which has only a single access to an existing street system with two (2) or more points of access. Any such street or system of streets shall be considered a dead end regardless of size or internal circulation patterns. (SECTION 4.A.4.a. Revised August 13, 2003)
- b. Any street which provides through-traffic using two or more entrances from existing or proposed streets shall be a minimum of three hundred (300) feet apart.
- c. A dead-end street shall not be extended to provide egress to itself unless in the opinion of the Planning Board it is necessitated by topography or other local conditions.
- d. A 50' wide right of way shall be provided for the future expansion of the roadway on a dead-end street.
- e. Dead-end streets shall not exceed 950 feet in length to the extremes of the layout, except in the Agricultural Zone, where a street shall not exceed 1,250 feet in length. (SECTION 4.A.4.e. Added August 13, 2003)



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- f. No street or system of streets in a proposed subdivision may create or continue an existing dead-end street so that on its completion the total length of the dead-end street exceeds 950 feet, except in the Agricultural Zone, where the total length of a dead-end street or system of streets shall not exceed 1,250 feet in length. (SECTION 4.A.4.f. Added August 13, 2003)
5. **Block Length.** No block shall exceed one thousand (1,000) feet in length except in an industrial zone.
6. **Sight Distance, Intersections and Curvatures.**
  - a. Stopping sight distance is the sum of the brake reaction distance and the braking distance required for stopping a vehicle when a driver sees an obstacle in the roadway. Required stopping sight distance shall be provided in both the horizontal and vertical plane, on all roadways and intersections within and immediately external to the subdivision. A minimum design speed of 30 mph will be utilized within the subdivision roadways. Stopping sight distance values will be shown on all grading / utility, and plan and profile sheets. Stopping sight distance should include both internal and immediate external intersections. Stopping sight distance must be measured at the eight-fifth (85<sup>th</sup>) percentile speed, using the most recent revision of the AASHTO manual, currently the 2004 edition. (Amended April 12, 2006)
  - b. Intersection sight distance (ISD) is the sight distance required by a driver entering or crossing an intersecting roadway to perceive an on-coming vehicle and safely complete a turning or crossing maneuver with on-coming traffic. ISD shall also allow drivers of stopped vehicles with a sufficient view of the intersecting roadway to decide when to enter or cross the intersecting roadway safely. The methods for determining ISD needed by drivers approaching intersections shall be based on the same principles as Stopping Sight Distance. ISD evaluation and design shall be in accordance with AASHTO and Mass Highway standards. The measurement of the driver's eye and the object height of an automobile shall be 3.5 feet above the roadway. The horizontal and vertical alignment of the intersecting roadways and any visual obstructions shall be considered as part of the ISD evaluation and any deficiencies identified shall be mitigated. (Amended February 28, 2007)
7. **Easements**
  - a. Easements for utilities across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least twenty (20) feet wide.
  - b. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Board may require that there be provided a storm water easement or drainage right-of-way of a minimum of twenty (20) feet width to conform substantially to the lines of such water course, drainage way, channel or stream, and to provide for construction or other necessary purposes.

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### 8. Open Spaces

Before approval of a plan, the Board may also require the plan to show a park or parks suitably located for playground or recreation purposes. The park or parks shall not be unreasonable in area in relation to the land being subdivided and the prospective uses of such land. The Board may, by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval.

### 9. Protection of Natural Features

Due regard shall be shown for all natural features, such as large trees, water courses, scenic points, historic spots, and similar community assets, which, if preserved, will add attractiveness and value to the subdivision.

### 10. Environmental Impact Study

An Environmental Impact Statement following the Massachusetts Guideline for A M.E.P.A. Study shall be provided at the expense of the developer if in the opinion of the Planning Board an Environmental Impact Statement is necessary to assure the safety, convenience, and welfare of the inhabitants in the proposed subdivision and the town. The Board may require alternate courses of road systems to better protect adjacent wetland areas, in and outside the subdivision.

(SECTION 4 Revised April, 1987)

(SECTION 4 Revised June 28, 1989)

(SECTION 4 Revised July, 2001)

## SECTION 5

### Street and Roadway Requirements and Specifications.

#### A. General Requirements

1. Unless otherwise specified, all materials and methods used in the construction of roadways shall conform to the requirements of "The Commonwealth of Massachusetts, Department of Public Works, Standards & Specifications for Highways & Bridges", Latest Edition and any amendments, addition, or substitution, therefore.
2. Unless otherwise specified, construction standards shall conform to the most current revisions as published by the Massachusetts Department of Public Works.
3. Wherever "The Commonwealth of Massachusetts, Department of Public Works Documentation" is referred to in these rules and regulations the following terms, or pronouns in place of them are used; the intent and meaning shall be interpreted by substitution as follows:

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COMMONWEALTH: MASS DPW

DEPARTMENT: DEPARTMENT OF PUBLIC WORKS OF THE TOWN OF UXBRIDGE

ENGINEER: CLERK OF THE WORKS RETAINED JOINTLY BY THE TOWN OF UXBRIDGE PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS.

4. All work associated with construction of the subdivision as specified in the approved Definitive Plan shall be subject to inspection by the Uxbridge Planning Board and the Uxbridge department of Public Works. Reasonable fees for work to provide inspection of subdivision construction will be imposed and shall be paid by the developer in the form of a check payable to the Town of Uxbridge.
5. No building permits shall be issued for any lot in a subdivision until the roadway serving said lot has a base coat which has been completed to the satisfaction of the Planning Board and the Department of Public Works Superintendent and the drainage system is operating at the base coat level. (Adopted 4/28/04)

### **B. Street and Roadway Preparation Requirements**

1. The entire area of each street or way shall be cleared of all organics, peats, stumps, brush roots, boulders, like material and all trees not intended for preservation.
2. All loam and other yielding material (peat, soft clay, building debris, or loose fill, etc.) shall be removed from the roadway area of each street or way and replaced with suitable material, compacted soil satisfying MDPW Specification No. M1.01 (ordinary fill).

### **C. Street and Roadway Specifications**

1. All roadway profiles shall be shown on the definitive plan.
2. All roadways shall be brought to a finished grade as shown on the profiles of the definitive plan.
3. All roadways shall have a gravel base and satisfying the MDPW Specification No. M1.03.
4. The gravel base shall be applied in 6" compacted lifts (See Figure 1) and be compacted with a minimum of six passes with an 8,000 lb. vibratory drum roller. An 8" application of loose material is considered the amount necessary to achieve a 6" compacted lift.
5. The total thickness of the gravel base shall be determined by the road type (see Figure 1), unless specified otherwise, by the planning board.

FIGURE 1 ROAD SPECIFICATIONS (GRAVEL BASE)

RESIDENTIAL			INDUSTRIAL	
ROAD TYPE	THICKNESS	Total # LIFTS	THICKNESS	Total # LIFTS
PRIMARY	18"	3	18"	3
SECONDARY	12"	2	18"	3
CULDESAC	12"	2	18"	3

6. The completed gravel surface shall be covered with asphalt for the entire width of the roadway as determined by the Planning Board. (Minimum and maximum width as set by the Planning Board.)
7. The asphalt shall be applied in two phases consisting of a binder layer and a finish layer. The thickness of the pavement will be as shown, (see Figure 2) unless otherwise stated by the Planning Board.

FIGURE 2 ROAD SPECIFICATIONS (ASPHALT TYPE I-1)

ROAD TYPE	BINDER	FINISH	TOTAL THICKNESS
PRIMARY	2 1/2"	1 1/2"	4"
SECONDARY	2 1/2"	1 1/2"	4"
CULDESAC	2 1/2"	1 1/2"	4"
INDUSTRIAL	2 1/2"	1 1/2"	4"
BUSINESS	2 1/2"	1 1/2"	4"

8. Curbing shall be sloped granite edging except at catch basins and intersection roundings where vertical granite curb shall be required. Granite transition sections shall be provided at transitions from sloped to vertical curb. Granite curb shall meet Uxbridge DPW specifications.

#### D. Utilities

1. Adequate disposal of surface water shall be provided. Catch basins shall be built in conformity with specifications of the Selectmen on both sides of the roadway on continuous grades at intervals of not more than four hundred (400) feet, at low points and sags in the roadway and near the corners of the roadway at intersecting streets.
2. Water pipes and related equipment, such as hydrants and main shut-off valves, shall be constructed to serve all lots on each street in the subdivision at the cost of the developer, and in conformity with specifications of the Uxbridge DPW.
3. All utilities servicing lots and/or devices in any subdivision shall be placed underground at the time of initial construction. This shall include but not be limited to electricity,

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telephone/communication cable, fire alarm cable, water, sewer, drainage, gas, etc. All underground utilities shall be positioned within the street rights of way as Uxbridge DPW design standards may require.

4. Two grass strips shall be required along the roadway with a minimum width of five (5) feet each.

### E. Sidewalks

Not less than one (1) sidewalk which is not less than five (5) feet in width shall be constructed on one side of each street..

### F. Monuments

Monuments shall be installed at all street intersections, at all points of change in direction or curvature of streets and at other points where, in the opinion of the Board, permanent monuments are necessary. Such monuments shall conform to the standard specifications of the Uxbridge Planning Board and shall be set according to such specifications. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.

### G. Street Signs & Names

1. All street names shall be approved by the Board of Selectmen and shown on the definitive plan. (SECTION 5.G.1. Revised August 13, 2003)
2. Street signs shall be installed at all street intersections.

### Standard Cross Section

1. Subdivision design and construction shall comply with the Standard Cross Section included herein as Figure 3.

### H. Maintenance of Streets

1. The subdivider shall be responsible for maintaining in good repair all roads in a subdivision for a period of two (2) years after release of performance bond or covenant as required in Section III herein, or until the roads are accepted by the Town Meeting, whichever time is shorter. To assure such responsibility, the subdivider shall guarantee the maintenance of the roads in a subdivision in a condition which meets all the requirements of these rules and regulations to the satisfaction of the Planning Board, by posting a deposit of money which in the opinion of the Board is a sum sufficient to secure the maintenance required. Said passbook shall be posted prior to the release of surety for the subdivision. (SECTION 5.I.1. Added August 13, 2003)

(SECTION 5 Revised April, 1978)

(SECTION 5 Revised June 28, 1989)

(SECTION 5 Revised July, 2001)

- NOTES:
1. DRAINAGE & SEWER STRUCTURES SHALL BE PRE-CAST CONCRETE.
  2. SEWER MAINS SHALL BE A MINIMUM OF 8" IN DIAMETER.
  3. WATER MAINS SHALL BE A MINIMUM OF 8" IN DIAMETER.
  4. STORM WATER DRAIN PIPE SHALL HAVE A MINIMUM OF 4" COVER AND BE 12" MINIMUM IN DIAMETER.
  5. SEWER MAINS SHALL HAVE A MINIMUM OF 7" COVER.
  6. WATER MAINS AND SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 7'.
  7. SLOPED GRANITE CURB SHALL BE INSTALLED WITH A 60° ANGLE +/- 5°.
  8. WATER MAINS SHALL HAVE A MINIMUM COVER OF 5'.
  9. SUBDRAINS ARE REQUIRED WHERE CUTS EXCEED 4 FEET, WHERE GROUNDWATER IS LESS THAN 3 FEET BELOW GRADE OR WHERE DIRECTED BY THE DPW DUE TO FIELD CONDITIONS.

FIGURE 3

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### SECTION 6

#### Administration

##### A. Variation

Strict compliance with the requirements of these rules and regulations may be waived when, in the judgement of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law.

##### B. Compliance with Zoning By-Law

No plan of subdivision shall be approved unless all of the lots shown on the plan comply with the zoning by-law.

##### C. One Dwelling Per Lot

Not more than one (1) building designed or available for use for dwelling purposes shall be erected or placed or converted to use, as such on any lot in a subdivision or elsewhere in Uxbridge without consent of the Planning Board.

##### D. General

For matters not covered by these rules and regulations, reference is made to Sections 81-K to 81-GG, inclusive, of Chapter 41 of the General Laws.

(SECTION 6 Revised April, 1987)

(SECTION 6 Revised June 28, 1989)

### SECTION 7

#### Fees

##### A. Application Fees

All application fees, and all expenses such as advertising, publication of notices; all engineering including but not limited to review of preliminary and/or definitive plans, and inspections during construction which is part of the subdivision or appurtenant thereto; recording and filing of documents; and all other expenses in connection with review and approval of subdivisions or their construction including without limitation sampling and testing as required by the Planning Board or its agents, shall be borne solely by the applicant and are not covered in the administrative fees. All fees shall be paid by check only, payable to the Town of Uxbridge and are nonrefundable. No review of any application will take place until all appropriate application/filing and review fees have been submitted as required. All fees must be satisfied in order for the Board to take affirmative action on any question before it.

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### B. Incomplete application

In the event that the filing or application fees submitted by the applicant are deemed to be insufficient as described by these regulations, the application will be deemed incomplete and will not be accepted or scheduled for review by the Board.

### C. Application Fee Schedule

**Approval Not Required (ANR) plans.** Applicants submitting plans not requiring subdivision approval by the Planning Board shall be required to pay a filing fee of One Hundred dollars (\$100.00) for up to two lots or parcels and twenty dollars (\$20.00) for each lot, parcel, right-of-way, etc., created over two. Filing fees are non-refundable.

**Preliminary Subdivision plans.** Applicants submitting Preliminary plans shall be required to pay an administrative fee as follows: The minimum administrative fee shall be Two Hundred and fifty dollars (\$250.00) plus Ten dollars (\$10.00) for each lot. Administrative fees are non-refundable.

**Definitive Subdivision plans.** Applicants submitting Definitive plans shall be required to pay an administrative fee as follows: The minimum administrative fee shall be Four Hundred dollars (\$400.00) plus Seventy Five dollars (\$75.00) for each lot. Administrative fees are non-refundable.

### D. Review Fees

At the time of application, a deposit for engineering review and inspection fees shall be paid by the applicant to the Town in such amount as is required by the Planning Board. Such initial deposit will be Seven Hundred and Fifty dollars (\$750.00) for a subdivision of three (3) lots or less and Two Hundred and Fifty dollars (\$250.00) per lot for a subdivision of four (4) or more lots. Said deposit shall be replenished by the applicant as required by the Planning Board before the amount of expenses equals in value the amount of deposit. Any portion of the deposit which is not used for review and inspection will be returned to the applicant.

In the event any review or inspection fees are deemed to be insufficient the applicant shall satisfy such within seven (7) days. In the event the applicant fails to do so, the Board may cease all review and shall deny the application as presented.

(SECTION 7 Added May 10, 2002)